



**United Utilities Water Limited
Developer Services & Planning**
Warrington North WWTW
Gatewarth Industrial Estate
Barnard Street off Old Liverpool Road
Sankey Bridges
Warrington
WA5 1DS

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Your ref: HPK/2017/0554
Our ref: DC/17/4260
Date: 29-NOV-17

High Peak Borough Council
Municipal Buildings
Glossop
Derbyshire
SK13 8AF

Dear Sir/Madam,

Location: Land Off, Padfield Main Road, Padfield, Glossop, Derbyshire,
Proposal: Erection of agricultural workers dwelling.

With reference to the above planning application, United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region:

Drainage Comments

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

This proposal is situated on United Utilities water catchment land. Any drainage or septic tank discharges should not run onto or cause any issues with the Trans Pennine Trail, which runs close to the proposed development.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United

Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Water Comments

The level of cover to the water mains and sewers must not be compromised either during or after construction.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact United Utilities on 03456 723 723 regarding connection to the water mains or public sewers.

General comments

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

United Utilities offers a fully supported mapping service. To find out how to purchase a sewer and water plan, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>.

You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring [0370 751 0101](tel:03707510101) to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Any further information regarding Developer Services and Planning please visit our website at <http://www.unitedutilities.com/builders-developers.aspx>

Yours faithfully

Gemma Rimmer
United Utilities
Developer Services and Planning